



PLANNING AND ZONING COMMISSION COMMUNICATION

August 21, 2018

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 18-08-SUP, and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 18-08-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Municipal Service Company of Texas Addition, Lot AR, 110 W. Airport Freeway for a Hotel in Community Business District (C-2) and consider recommendation for an Ordinance.

ALTERNATIVES:

- Open the Public Hearing and continue it to the next meeting
- Recommend approval of the request
- Recommend approval of the request with modifications
- Recommend denial of the request

SUMMARY OF SUBJECT:

Applicant: G6 Hospitality, LLC

Location / Zoning: 110 W. Airport Freeway. The property is zoned Community Business District (C-2)

Project Summary: This Motel 6 hotel was constructed before the City of Euless Unified Development Code was adopted requiring all hotels to be approved by a Specific Use Permit (SUP) in the C-2 zoning districts.

TxDOT purchased property from Motel 6 for the Airport Freeway widening project. The acquisition directly impacted an emergency access easement on the south side of the property. In order to re-establish this easement, it would be necessary for Motel 6 to demolish the far east end building. This resulted in the loss of twenty-eight (28) units within a two-story building with a footprint of 3,646 square feet. Motel 6 corporate would ultimately conclude that since they were already going to complete these modifications to the property, they would evaluate the potential cost effectiveness of completing a

renovation of the entire property. Recognizing that the hotel was a legally existing non-conforming use, Motel 6 corporate proposed that the City consider approval of a Specific Use Permit. Staff has worked with Motel 6 corporate for many months to evaluate the overall quality of the proposed interior and exterior renovations. Based on the level of investment that will be made to the property, staff recommends approval of the Specific Use Permit.

Renovation and New Site Plan – The redevelopment of this site consists of the following elements.

A new emergency access, drainage and utility easement will be constructed along the frontage of the building and have a turn-around area on the eastern portion of the site. The site of the former building will add four parking spaces. One parking space will be removed from the eastern boundary of the property to add additional parking lot lighting.

A sidewalk and pedestrian crosswalk will be added to the site to the public sidewalk constructed with the frontage road.

Building Configuration – The office for the hotel was originally constructed at the southwest corner of the site. The new configuration would move the office to the easternmost side of the remaining structures on the site. The office square footage and room space would be switched between the buildings. Two (2) rooms would be removed from the east building and five (5) new rooms constructed on the west building. All of these rooms will be on the first floor.

Refresh – The buildings will have an exterior makeover with new hand railings, stairwell reconstruction, repair to existing building facades and repainting. Existing rooms will be refurbished and repainted.

Landscaping – New trees will be introduced to the frontage of the site, including live oaks, cedar elms and crepe myrtles. Foundation planting will be introduced for the first time on the site, particularly around the new office location. The area of the demolished building will be landscaped with cedar elms and new Bermuda grass sod. A new fence will also be installed around the swimming pool located at the front of the building. The site plan also indicates that a new screening fence will be constructed along the back property line of the site separating the site from the residential homes located to the rear.

Staff recommends the Specific Use Permit, with the following conditions:

- a. The Specific Use Permit is tied to the Property Owner: G6 Hospitality, LLC; and,
- b. The Specific Use Permit is tied to the Business Name: Motel 6, and,
- c. The hotel will be inspected by the City of Euless based on applicable provisions of the City of Euless Property Maintenance Code. Information about hotel inspection standards is provided to the owner and operator, and,
- d. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Draft Ordinance XXXX
- Application
- Exhibits
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner